

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 9, 2004 PLANNING COMMISSION MEETING

P.A.S.: County Special Permit #25B

PROPOSAL: James A. Dyck, for Prairie Hill Learning Center has requested an amendment to the special permit for an expansion of a private school.

LOCATION: Generally located one mile south of Roca Road on the west side of Hwy 77 (Homestead Expressway).

LAND AREA: 12.32 acres, more or less

CONCLUSION: This request complies with the requirements of the Zoning Regulations and the intent of the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 4 I.T (AKA Lot 38 I.T.) all in the NE 1/4 of Section 26, Township 8 North, Range 6 East of the 6th P.M., Lancaster County.

EXISTING ZONING: AG Agriculture with a special permit for a school.

EXISTING LAND USE: A private school.

SURROUNDING LAND USE AND ZONING:

Agriculture on all sides. Zoned AG Agriculture on all sides. One house to the north. Hwy 77/Homestead Expressway abuts on the east side.

COMPREHENSIVE PLAN SPECIFICATIONS: In Conformance. This shows as Agricultural on the County Land Use Plan. The zoning provides a special permit for a private school in the agriculture district.

HISTORY: Special Permit 25A to expand the preschool/daycare approved in 1984. Special Permit 25 for a preschool and day care approved in May 1981. Changed from AA Rural and Public use to AG in the 1979 zoning update.

TOPOGRAPHY: Rolling and wooded. Draining to the northeast.

TRAFFIC ANALYSIS: This is served by Highway 77/South 12th street, a four lane facility. Martell Road does not go through at this location. East west roads are Roca Road to the north and Hickman Road to the south

PUBLIC SERVICE:. This is in the Hickman Fire District (located five miles southeast), and the Norris School District. This is served by the Lancaster County Sheriff's Department.

REGIONAL ISSUES: none

ENVIRONMENTAL CONCERNS: The Historic and Ecological resources survey shows no resources on this site. Substantial areas of prairie exist on the section to the east. There is public native prairie one mile south, on the east side, at the Hickman corner. An abandoned rail line is 1/4 mile to the north. There is an historic farm residence on this property.

AESTHETIC CONSIDERATIONS: na

ALTERNATIVE USES: All uses permitted by the AG district. Continued school.

ANALYSIS:

1. This request is to amend an existing special permit for a private school as provided for in Article 4.077 a) and Article 13.001 (2).
2. The applicant describes the proposal as follows;
 - ! To add 3,000 square feet of new addition
 - ! Add 27 additional parking spaces
 - ! Provide 2 new classrooms
 - ! Provide for 23 new learners
 - ! End total after expansion will be 10 staff and 82 students
3. The current student total is 59, Current staff is 9.

GENERAL CONDITIONS:

1. This approval permits a 3,000 square foot expansion of the existing private school.
2. Prior to the issuance of building permits:
 - 2.1 All buildings shall meet building code and have permits.
 - 2.2 All applicable Health codes shall be complied with.
 - 2.3 All applicable State and Local codes shall be complied with.

2.4 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:

- 3.1 Before occupying/operating this private school expansion, all development and construction shall have been completed in compliance with the approved plans.
- 3.2 Before occupying/operating this private school expansion, the City-County Health Department shall have approved the water and waste water systems for this use.
- 3.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.4 The County Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Mike DeKalb, AICP, 441-6370, mdekalb@ci.lincoln.ne.us
Planner
May, 27, 2004

APPLICANT: James A. Dyck
The Architectural Partnership
206 S. 13th Street, Suite 906
Lincoln, NE 68508
(402) 475-6006

OWNER: Prairie Hill Learning Center
17805 South 12th Street
Roca, NE 68430
(402) 793-5885

CONTACT: Garry Martin
206 S. 13th Street, Suite 906
Lincoln, NE 68508
(402) 475-6006



County Special Permit #25B **17805 S. 12th St.** **Prairie Hills Learning Center**

2002 aerial

Zoning:

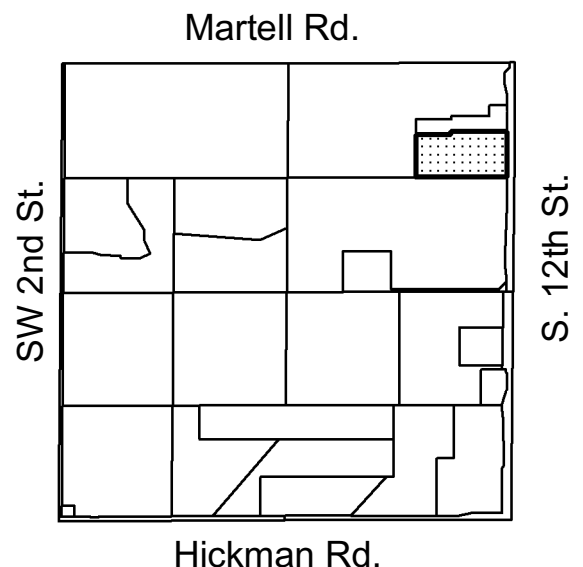
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 26 T8N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Hickman Rd.

Lincoln City - Lancaster County Planning Dept.

**County Special Permit #25B
17805 S. 12th St.
Prairie Hills Learning Center**

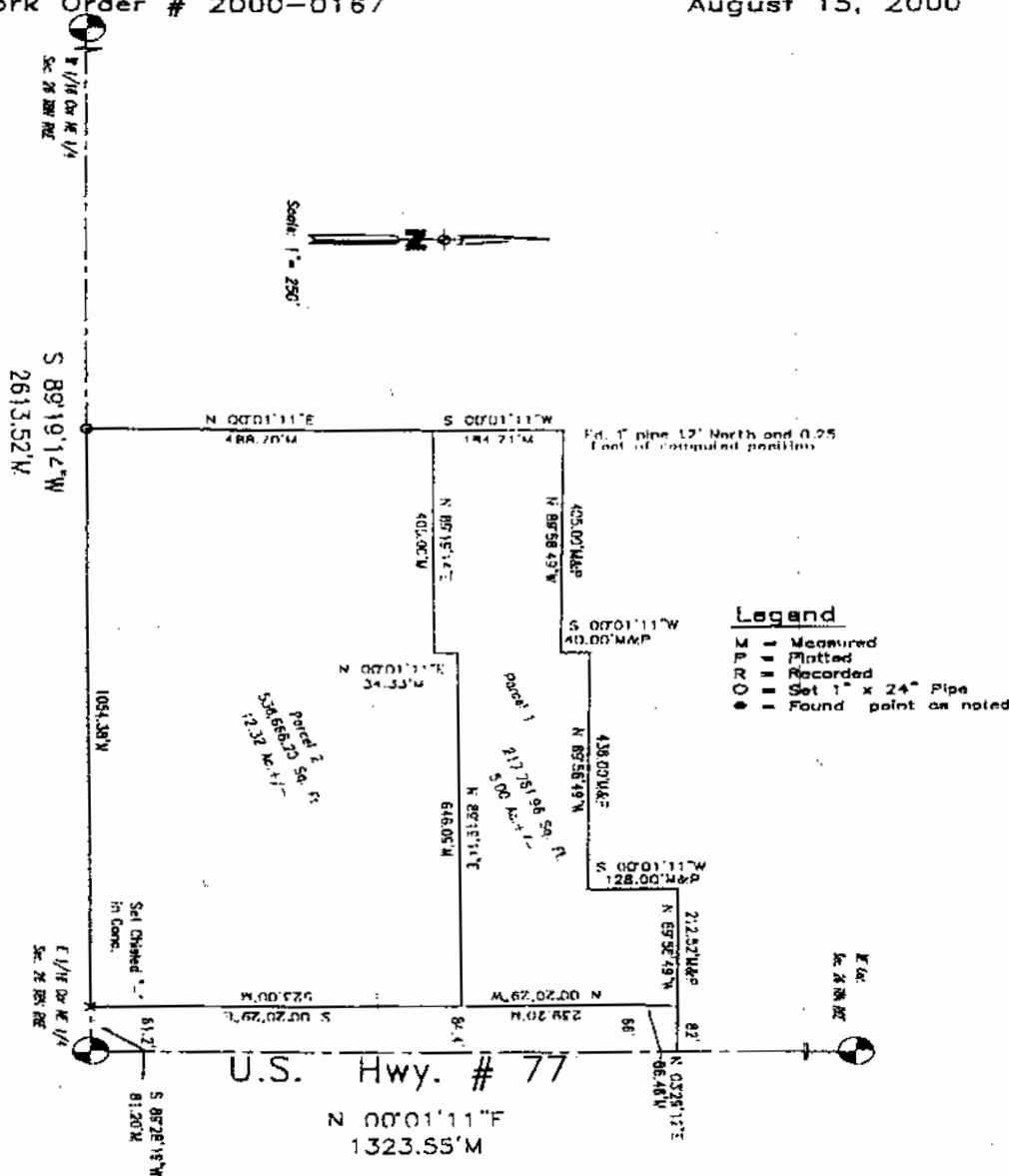
Plat Map

Official Survey Record

A survey of Lot 4 Irregular Tracts located in the Northeast Quarter of Section 26 Township 8 North Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska.

Work Order # 2000-0167

August 15, 2000



**County Special Permit #25B
17805 S. 12th St.
Prairie Hills Learning Center**

**Allen Surveying
Services Inc.**
12700 North 56th St
Lincoln, NE 68504
Ph. (402) 466-4366

Surveyors Certificate

I hereby certify, that I Derek A. Beienbloesom, a duly Registered Land Surveyor under the laws of the State of Nebraska, did hereby perform or under my direct supervision the above survey. And that Iron Pipes 1" x 24" were set at all points marked O. All distances are in feet and hundredths of a foot.

Signed this 30th day of November, 2000

Derek A. Baenblich

Purpose Statement for Application

Requesting Special permit for expansion of Private School per County Article 4.007(a).

Justification

May 12, 2004

Prairie Hill Learning Center (PHLC) was founded in 1981 as a 501C(3) not for profit educational corporation offering full daycare in an educational setting. It currently serves children and families from Lincoln and Lancaster County. In response to many requests from parents, PHLC extended its educational programs to include elementary school age children. The planned building is necessary to accommodate our growing numbers in this program.

The country setting on a historic 1880's farmstead supports the strong ecological emphasis in our educational programs. The proposed building is designed to be a green building featuring straw bale construction, extensive insulation, day lighting, passive solar heating, rain water collection and photo voltaic and wind generation of electricity. A geothermal heat pump system is designed for heating and cooling.

PHLC has served children and their families in Lancaster County for 23 years through year around programs, summer camps and special programs for particular not-for-profit groups. During this time no complaints or concerns have been expressed by any neighbors.



Why a "GREEN" BUILDING?

Learning never occurs in isolation. There are many influences, some of which are conscious and others that are more subtle. Educator Dr. Ann Taylor suggests, "There cannot be separation between the learning process and the physical environment—they are integral parts of each other."

Essential education is about the place in which we live, about making connections—how what is done in one place affects another place. A "green" building which is ecologically designed, utilizing renewable energy and recycled materials, engages the users in the beauty of the world. It shows that the world is rich in possibilities, not a world of stuff, but of connections and relationships.

Children and nature together—an idea as old as life on Earth itself.



PRAIRIE HILL'S Mission:
to offer education in an atmosphere that promotes individual growth as well as caring for others and the Earth. It is situated in a unique farm-like environment that fosters respect for self, others, animals, and nature.



PRAIRIE HILL Learning Center: A History of Effective Environmental Education

Since its beginning in the historic Charlton Farmhouse 21 years ago, PRAIRIE HILL Learning Center has emphasized closeness to nature and the inter-relatedness of life on Earth.

PRAIRIE HILL Learning Center is a place where a two-year-old can collect eggs, an eight-year-old can search for biology specimens, and fourteen year olds can work together to create a nature trail in the woods.

As we look to the future, we must see the children of today. PRAIRIE HILL Learning Center will provide practical experiences in concert with local community and regional organizations to increase awareness of energy resources and encourage respect for global implications that will affect the future of all children on this planet!

County Special Permit #25B
17805 S. 12th St.
Prairie Hills Learning Center

NONPROFIT
ORGANIZATION
U.S. POSTAGE
PAID
LINCOLN, NE
PERMIT NO. 358



**PRAIRIE HILL
Learning Center**

Pioneering Energy Education

PRAIRIE HILL Learning Center has initiated a building plan that will demonstrate the use of natural energy resources in an educational environment, preparing children to preserve their future.

Harnessing Prairie Power to produce usable energy. PRAIRIE HILL Learning Center will provide a hands-on model of energy education reaching children and families throughout the Midwest.



PRAIRIE HILL Learning Center
RR 1 Box 17
Roca, NE 68430





Uses of the Building

A primary function will be to accommodate more than 200 children each summer, between the ages of 4 and 15, in PRAIRIE HILL Learning Center's widely - recognized country day camp.

Another primary function from September - June will be to support the expanding Montessori elementary program which is based on global responsibility. The two interactive classrooms will accommodate 50 learners from 6 - 12 years of age. In addition families with very young children from the surrounding communities will be

invited for demonstrations and discussions on developmentally stimulating activities in the natural environment which research has shown increase brain growth, improve coordination, and strengthen muscles.

As a physical and functioning educational model, this environmentally thoughtful building has the long range potential to guide humans into an appreciation, rather than an exploitation, of the world around them.

Campaign Goal and Budget

To make this unique building a reality we must raise \$375,000 above our annual operating expenses. As a special partner in this building campaign, you are invited to make a gift now or fulfill a pledge over the next 12 months.

We are seeking investments from individuals, foundations, businesses, and government agencies. Please join this important educational project by supporting our campaign today!

"Education is a natural process spontaneously carried out by the human individual and is acquired not by listening to words, but by experiencing them."

- Maria Montessori



EXECUTIVE SUMMARY

In the summer of 1981, PRAIRIE HILL Learning Center began as an environmental day camp for 3 - 9 year olds. The themes for these first sessions included nature study, art in nature, and Native American life. Learning opportunities continued into the fall utilizing the historic farmhouse. Each year more children joined the sessions and more space was needed. A reconstructed, oversized garage was remodeled and enlarged, adding passive solar energy and enabling the addition of two more learning environments, one for younger children and another for the older children.

In 2001, with generous gifts from parents, grandparents, board members, and friends, PRAIRIE HILL Learning Center purchased the 12 acre historic farm property in southern Lancaster County where it was founded twenty years earlier.

We must now take the next step to continue to accommodate and serve these varying age groups, their

families, and the greater community in keeping with the objective of environmental education, this new building will be an environmental education in itself. The earth-friendly design and construction features will include:

- photo voltaic solar generated electricity
- passive solar daylighting and space heating
- rainwater collection for watering of gardens and grey water recycling
- wind generation for additional electrical power
- deep wall insulation (bale construction), a local renewable material

We invite you to participate in this model, state-of-the-art, prairie powered facility. If you wish, your significant contribution will receive permanent recognition in the first wind and solar powered school in Nebraska.



**PRAIRIE HILL
Learning Center**

RR 1 Box 17
Roca, NE 68430
phone/fax: (402) 438-6668
e-mail: prairiehillschool@yahoo.com

To learn more about
Nebraska's First Wind and Solar Powered School,
please visit our web site at:
www.prairiehill.com

**County Special Permit #25B
17805 S. 12th St.
Prairie Hills Learning Center**



Lancaster
County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: May 19, 2004

TO: Mike DeKalb
Project Planner

FROM: Larry V. Worrell
County Surveyor

SUBJECT: PRAIRIE HILLS LEARNING CENTER

Upon review, this office has no direct objections to this submittal.

LVW/bml

